

# Lanark Mansions, Little Venice W9

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Situated on the ground floor of an attractive period mansion block in the centre of Little Venice is this charming two bedroom, two bathroom apartment.

This well-presented flat consists of an entrance hallway, a bay-fronted reception room, a fully fitted kitchen with direct access to the communal gardens, two double bedrooms and a bathroom. There are high ceilings throughout.

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £775,000

**Tenure:** Share of freehold plus leasehold, approximately 966 years remaining

**Service charge:** Approximately £6,014 per annum\*

**Ground rent:** £90 per annum\*

**Local authority:** City of Westminster

**Council tax band:** E



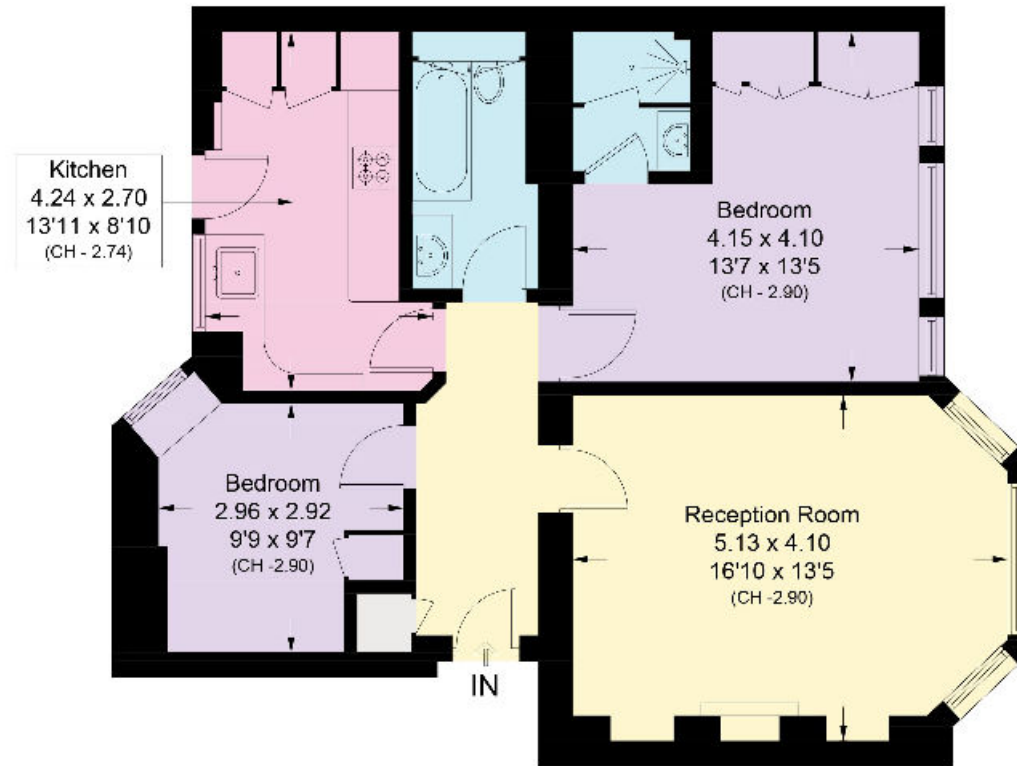
## Location

Lanark Road is a highly desirable road and is set within the heart of Little Venice. Situated on the corner of Clifton Road, the cafes and restaurants are on your doorstep. Warwick Avenue Underground Station is 0.3 miles (Bakerloo Line), providing direct access to Baker Street and Paddington.



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Approximate Area = 70.2 sq m / 756 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Ground Floor

Approximate Area = 70.2 sq m / 756 sq ft

Knight Frank  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
Tim Perks  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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